

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 90-30 (As Amended)

Introduced by Council President Wilson  
at the request of the County Executive  
Legislative Day No. 90-24 Date July 17, 1990

AN ACT to amend Table I, Principal Permitted Uses for Specific Zoning Districts: (a) Industrial, (b) Warehousing, Wholesaling & Processing, and (c) Institutional, and Table XV Design Requirements for Specific Uses, ORI, of Chapter 267, heading Zoning, and to amend Section 267-53C, heading Specific Standards of Article VIII, heading Special Exceptions and Section 267-40(C)(9) heading, CI, GI and ORI Industrial Districts, of Article VI heading District Regulations of Part 1, heading Standards, of Chapter 267, heading Zoning, all of the Harford County Code, as amended, to provide for certain changes to the tables and further provide for schools, colleges, and universities as a special exception to the ORI district with certain conditions and further provide for certain restrictions regarding height requirements.

By the Council, July 17, 1990  
Introduced, read first time, ordered posted and public hearing scheduled  
on: July 10, 1990  
at: 6:30 P.M.  
By Order: Doris Paulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on July 10, 1990, and concluded on, July 10, 1990

Doris Paulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1       Section 1. Be It Enacted by the County Council of Harford  
2 County, Maryland that Table I, Principal Permitted Uses for  
3 Specific Zoning Districts: (a) Industrial, Warehousing, and  
4 Wholesaling, (b) Processing, and (c) Institutional, and Table XV  
5 Design Requirements for Specific Uses, ORI, of Chapter 267,  
6 Zoning, and Section 267-53C, heading Specific Standards of  
7 Article VIII, heading Special Exceptions and Section 267-40(C)(9)  
8 heading CI, GI, and ORI Industrial Districts of Article VI  
9 heading District Regulations of Part 1, heading Standards, of  
10 Chapter 267, heading Zoning, all of the Harford County Code, as  
11 amended, be and are hereby repealed and re-enacted with  
12 amendments, all to read as follows:

13       Section 267-40(C)

14       9. Use limitations within the ORI District. Any use  
15       permitted within the Office/Research Industrial  
16       District shall be subject to the following:

17       (a) Enclosed building. All uses permitted shall be  
18       conducted within an enclosed building, except for  
19       parking, loading, unloading and incidental  
20       storage.

21       (b) Outside storage prohibited. Outside storage of  
22       materials or equipment not enclosed within a  
23       building is prohibited.

24       (c) Other restrictions. No use shall be permitted to  
25       be established or maintained which, by reason of  
26       its nature or manner of operation, is or may  
27       become hazardous, objectionable or offensive by

1 explosion or the emission of odor, dust, smoke,  
2 cinders, gas, fumes, noise, vibration, refuse  
3 matter or water carried waste, as determined by  
4 the State or County Department of Health and  
5 Mental Hygiene or the State Fire Marshall.

6 (d) (1) IF THE HEIGHT OF A BUILDING CLASSIFIED AS AN  
7 INDUSTRIAL USE EXCEEDS FORTY (40) FEET ON  
8 THREE (3) STORIES, SUCH BUILDING MUST BE  
9 CONNECTED TO A PUBLIC WATER FACILITY.

10 (2) IF THE HEIGHT OF A BUILDING CLASSIFIED AS AN  
11 INSTITUTIONAL USE EXCEEDS THIRTY (30), FEET  
12 SUCH BUILDING MUST BE CONNECTED TO A PUBLIC  
13 WATER FACILITY.

14 Section 267-53C. Institutional uses.

15 (7) Schools, colleges and universities. These uses may be  
16 granted in any district except the GI [and ORI]  
17 District[s], provided that:

18 (a) Schools colleges and universities which offer any  
19 general academic instruction at levels above the  
20 eighth grade must have:

21 (1) A parcel area of at least three (3) acres.  
22 [plus] AN ADDITIONAL eight hundred seventy-  
23 five (875) square feet of parcel area WILL BE  
24 REQUIRED for each student in excess of fifty  
25 (50)[.], EXCEPT IN THE ORI DISTRICT.

26 (2) A parcel frontage of at least three hundred  
27 (300) feet[.], EXCEPT IN THE ORI DISTRICT

1 WHICH WILL REQUIRE A FRONTAGE OF ONE HUNDRED  
2 (100) FEET.

3 (3) A front yard depth of at least fifty (50)  
4 feet, a side yard depth equal to at least two  
5 (2) times the height of the tallest  
6 institutional building located on the parcel  
7 which is approximate to the side lot line and  
8 a rear yard depth of at least fifty (50)  
9 feet.

10 Section 2. And Be It Further Enacted that this Act shall take  
11 effect sixty (60) calendar days from the date it becomes law.

12 EFFECTIVE: September 21, 1990  
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Table I:

## Principal Permitted Uses for Specific Zoning Districts:

Industrial (continued)

Amended by Bill No. 82-54]0

Use Classification	Zoning Districts															
Industrial (continued)	AG	R	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	GI	ORI
FURNITURE AND FIXTURES (SIC-24), unless otherwise listed														P	P	P
PAPER AND ALLIED PRODUCTS (SIC-26) unless otherwise listed															SE	
Miscellaneous converted paper products (Sic-264)														P	P	
Paper bond containers and boxes (SIC-265)														P	P	
PRINTING AND PUBLISHING (SIC-27) unless otherwise listed													P	P	P	P
Newspapers (printing shop in excess of 5,000 square feet) (SIC-271)														P	P	
CHEMICALS AND ALLIED PRODUCTS (SIC-28), unless otherwise listed															P	
Biological products[(SIC-2831)](SIC-2836)														SE	SE	SE
Medicinals and chemicals[(SIC-2832) MEDICAL CHEMICALS AND BOTANICAL PRODUCTS														P	P	P
Pharmaceutical preparation (SIC-2834) (SIC-2833)														P	P	P
Toilet preparations (SIC-2844)														P	P	
Fertilizers, mixing, only (SIC-2875)														P	P	
Miscellaneous chemical plants (SIC-289)														P	P	
LABORATORY RESEARCH, EXPERIMENTAL OR TESTING (SIC-873)	SE										P		P	P	P	P

KEY:

\*P\* indicates permitted subject to applicable code requirements.

\*SD\* indicates permitted subject to special-development regulations, pursuant to Article VII.

\*SE\* indicates permitted subject to special-exception regulations, pursuant to Article VIII.

\*T\* indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

A blank cell indicates that the use is not permitted.

### Table I:

**KEY:**

- \*P\* indicates permitted subject to applicable code requirements.
- \*SP\* indicates permitted subject to special-development regulations, pursuant to Article VII.
- \*SE\* indicates permitted subject to special-exception regulations, pursuant to Article VIII.
- \*T\* indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

A blank cell indicates that the use is not permitted.

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Table I:

## Principal Permitted Uses for Specific Zoning Districts:

[Amended by Bill No. 85-19]

Institutional

Use Classification		Zoning Districts															
Institutional		AG	R	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	GI	ORI
Cemeteries, memorial gardens and crematories		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Civic service clubs and fraternal organizations		SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P		
Community centers or assembly halls		SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P		
Day-care centers		SE	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P			
Fire stations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fire stations, with assembly hall		SE	SE	SE	SE	SE	SE	SE		SE	P	P	P	P	P		
Hospitals						SE	SE	SE	SE	SE	P	P	P	P	P		
Houses of worship		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Libraries		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Parks; recreation areas, centers and facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Prisons														P	P		P
Schools, colleges and universities		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE

KEY:

\*P\* indicates permitted subject to applicable code requirements.

\*SD\* indicates permitted subject to special-development regulations, pursuant to Article VII.

\*SE\* indicates permitted subject to special-exception regulations, pursuant to Article VII.

\*T\* indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

A blank cell indicates that the use is not permitted.

Table XV. Design Requirements for Specific Uses

## ORI Office / Research Industrial District [Amended by Bill No. 82-54]

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres		100	200	50	40	80	30
Industrial	20,000		70	50	30	10	25	[40 or 3 stories]
Institutional	40,000		50	100	30	20	40	[30]
Natural Resources	40,000		50 (bldg.)	50	30	20	25	35
Services	10,000		50	50	30	20	25	40 or 3 stories
Transportation, Communications and Utilities	20,000		50	50	30	20	25	30
Warehousing, Wholesaling and Processing	20,000		50	50	25	10	25	40
PUBLIC UTILITY FACILITIES			25			25		
SEWAGE PUMPING STATION			200		25	25	25	30

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53.



BY THE COUNCIL

BILL NO. 90-30 (As Amended)

Read the third time.

Passed: LSD 90-24 (July 17, 1990)

Failed of Passage: \_\_\_\_\_

By Order

Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive  
for his approval this 18th day of July, 1990  
at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

COUNTY EXECUTIVE

Date

7-23-90

APPROVED:

BY THE COUNCIL

This Bill, (90-30 As Amended), having been approved by the Executive  
and returned to the Council, becomes law on July 23, 1990.

Doris Poulsen, Secretary  
*of*

EFFECTIVE DATE: September 21, 1990